



STAFF REPORT

Meeting Date: May 9, 2022

Title: Land Lease for 280 Arthur Street

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Department: Building and Planning

Report Number: Building & Planning-2022-008

Recommendation:

That Council enter into a Land Use Agreement with Community Living Dryden-Sioux Lookout for a period of ten (10) years to allow for parking of vehicles on a portion of unopened laneway allowance.

Background:

Community Living Dryden-Sioux Lookout property is located at 280 Arthur Street. The subject property contains a single storey office building that is used for both administrative offices and as a community facility. On January 27th, 2022, the Committee of Adjustment gave provisional consent for a severance application that legally separated the properties of 280 and 288 Arthur Street. As part of the provisional consent, it was required that Community Living Dryden-Sioux Lookout formally enter into an agreement with the City of Dryden for continued use of the unopened laneway allowance for vehicular parking.

Discussion:

The primary use of the laneway has historically been for pedestrian access from Arthur Street to St. Charles Street, and vice versa. Community Living Dryden-Sioux Lookout have informally utilized and maintained the unopened laneway allowance abutting to the West of 280 Arthur Street. The use of this laneway allows for additional off-street parking for staff, and the public who access Community Living Dryden-Sioux Lookout services.

A land lease agreement has been prepared between the City of Dryden and Community Living Dryden-Sioux Lookout for use of a portion of the unopened laneway allowance approximately 20 feet wide and 170 feet long. This agreement formally recognizes the existing parking use, maintenance, termination, covenants, and stipulates that the pedestrian access through the laneway allowance is to continue.

Financial Implications:

The existing and proposed renewal of the Land Use Agreement requires an annual fee of \$100 plus HST and it is the responsibility of the lessee for any maintenance costs associated with the leased portion of the laneway. The lessee is required to maintain the laneway in good condition as per the agreement, and that the laneway continue to operate as a pedestrian throughway.

Attachments (Reference Material):

Land Use Agreement complete with Reference Map
Draft By-law